

Date: 1 October 2024
Application: 242468



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Householder Consultation

Application Number: 242468

Applicant: Mr and Mrs Veerasha Mallikarjunaiah Saritha Kundapur

Site Address: 17 Finstock Close, Earley, Wokingham, RG6 4JX

Parish: Earley

Grid Reference: Easting - 475544, Northing - 170139

Type of Development: Other Householder

Proposal: Householder application for proposed part first floor side extension with changes to fenestration and a garage conversion to create a dining room and W/C.

Case Officer: Adriana González

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 242468. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	AC		
Service	WBC Highways	App No:	242468
Address:	17 Finstock Close, Earley, Wokingham, RG6 4JX.		
Proposal:	Householder application for proposed part first floor side extension with changes to fenestration and a garage conversion to create a dining room and W/C.		
Type of Development:	Other Householder		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposal will result in additional habitable rooms and conversion of the garage. The garage internal dimensions do not meet the councils current standards for parking a car. The submitted drawing indicates that an additional driveway parking space is proposed. This would result in a 0.5 space increase due to the existing garage counting as 0.5 space (WBC parking standards refers). The proposed level of parking is therefore considered acceptable in this instance.

To achieve the proposed parking space, part of the public highway service margin may need to be surfaced with a hard bound material. As there is no footway in this location, Highways DC has no technical objection to a parked car overhanging the service margin as this would not represent a permanent obstruction. This would also provide additional off-street parking in a location where on-street parking is undesirable. The existing dropped crossing is considered acceptable to serve the extended driveway.

A precedent has already been set within Finstock Close for similar works, however, any works within the service margin will require separate consent from the councils Highway Assets team and any planning permission does not authorise such works.

Conditions & Reasons (if required)

1. CF4 - PARKING (AS APPROVED)
2. I27 - WORKS AFFECTING THE PUBLIC HIGHWAY
3. I28 - SERVICE STRIP

Date:	3/10/24	Signed:	AC
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